GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA

UNSTARRED QUESTION NO:7677
ANSWERED ON:16.05.2000
POSSESSION OF FLATS
SANJAY PASWAN

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the time by which the DDA propose to give possession of flats built in Narela under the Expandable Housing Scheme (EHS),1996 to those allotees who have paid the final instalment of their flats;

(b) whether the allottees of Janta Category (Type-A, Group-II) under this scheme are also required to pay theconversion charges/stamp duty/conveyance-deed; and

(c) if so, the details thereof and the reasons therefor?

Answer

MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI BANDARU DATTATREYA)

(a): Under Expandable Housing Scheme-1996 (EHS-1996) in Narela, two options are given to the allottees.They can either deposit 50% payment first and remaining amount in 10 equal half yearly instalments. Second option is to deposit the entire payment at a time, i.e. cash down basis. After clearance of all the dues and on completion of the all the codal formalities, the possession letter is issued to the allottees within sixty days.

(b): Under EHS-1996, the conversion charges are included in the cost of the flat.If the allottee makes the payment on cash down basis, he is liable to pay the stamp duty on conveyance deed papers. If allotment is on hire purchase basis, on 50% payment and after depositing of all ten equal half yearly instalments with usual charges, conveyance deed papers are issued to the allottees and he is liable to pay stamp duty on conveyance deed papers.

(c): Papers relating to the conveyance deed can only be issued after the full payment of price and other dues. Since under EHS-1996, two alternative modes of payment are available, conveyance deed paper can be issued after the completion of all the payments enjoined under the mode of payment opted for.